



ANDERSON TOWNSHIP PLANNING AND ZONING - STAFF REPORT

CASE 2-2023 LUP

EIGHT MILE TOWNHOMES- 1291 & 1303 EIGHT MILE RD

FOR CONSIDERATION BY THE ANDERSON TOWNSHIP ZONING COMMISSION ON OCTOBER 23, 2023

APPLICANT: Josh Blatt, on behalf of John Henry Homes, on behalf of Eight Mile Development Company LLC, property owner.

LOCATION & ZONING: 1291 & 1303 Eight Mile Rd.
Book 500, Page 41, Parcels 1478 and 210
"C" Single-family Residence

REQUEST: Approve a Comprehensive Plan Future Land Use Map amendment from "Single-family Residence" to "Transitional Residence" to allow for a future zone change from "C" Residence to "DD" Planned Multi-family for property located at 1291 and 1303 Eight Mile Road (Book 500, Page 41, Parcels 1478 and 210). The overall plan also includes 1267 and 1297 Eight Mile Road, as well as parcel 500-41-1481, however, those parcels are not included in this application for a Future Land Use Map amendment.

The applicant is proposing the construction of 36 luxury townhome units, consisting of six 2-story residential buildings.

SITE DESCRIPTION: *Tract Size:* 0.9928 acres (parcels under consideration)
Frontage: 154' on Eight Mile Road
Topography: flat
Existing Use: Vacant land, previously there were two houses on the site.

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
<i>North:</i>	"C" Residence	Single family residences
<i>South:</i>	"C" Residence	Single family residences
<i>East:</i>	"C" Residence	Single family residences
<i>West:</i>	"C" Residence	Single Family residences

SITE HISTORY: The parcels under consideration are currently vacant parcels, which previously had single family houses on each lot. The parcels were purchased in May of 2023 by the Eight Mile Development Company LLC, with the intent that they would be combined with the adjacent parcels. The three adjacent parcels of 500-41-212 (1279 Eight Mile), 500-41-213 (1267 Eight Mile), and 500-41-1481 (rear adjacent parcel- does not have an address), were approved for a Future Land Use Map amendment in 2019 for a change from "Single Family Residence" to "Transitional Residence".

STAFF NOTES: Since this is a land use plan review, the Zoning Commission should focus on determining whether "Transitional Residence", such as the proposed townhomes, would be a suitable use. If the applicant proceeds with a zone change application, then analysis of more detailed elements, including, but not limited to the following, will occur:

- Existing vegetation, impervious surface / storm water detention, density, traffic generation and circulation, internal vehicular traffic circulation, pedestrian

circulation, parking areas, buffering, utilities, building, and archaeological features.

LAND USE ANALYSIS:

The Future Land Use Map in the 2022 Anderson Plan Update identifies the parcels in question as “Single-family Residence”, which does not include attached housing. The applicant is seeking a change to “Transitional Residence” which is defined as *Moderate-density, detached or attached housing that provides a transition between single-family residential and other types of development, where such uses will effectively terminate the spread of higher intensity uses and conserve the adjacent residential neighborhoods. Related compatible uses include neighborhood-serving schools, parks, church and public facilities and does not include office, commercial and industrial uses.*

The following General Land Use guidelines in the 2022 Anderson Plan are suggested for amendments (p. 49):

- All new development or redevelopment should reflect the foundational goals of this Comprehensive Plan. The goals provide broad guidelines for all decisions.
- Density and development standards should be evaluated in a case-by-case manner in accordance with the character. These areas are defined by the Future Land Use Plan.
- Unless otherwise noted, lot sizes and subdivisions should be compatible with adjacent developments in terms of lot sizes, density, character, and scale. New development or redevelopment should not be detrimental to the general character of the surrounding neighborhoods.
- New development should take into consideration that the development of vacant or agricultural use of previously undeveloped land will result in some level of increased traffic and/or impacts on community services.
- If the overall proposed development is compatible with adjacent developments, flexibility should be given in the actual lot size and site layout when environmental resources (e.g., river conservation area, floodplains, and steep hillsides) are preserved. Flexibility should be given even if the preserved areas would otherwise be considered as “unusable” or “undevelopable” under standard development procedures.
- Sidewalks and walkways should be encouraged within any development and connect to adjacent sidewalks, mass transit stops, shopping, parks, institutional or other nonresidential uses and services.
- Landscaped buffers should be used as a natural separation between developments of different intensities (e.g., between a multi-family apartment building and a single-family subdivision).

Specific to Transitional Residential Land, the following guidelines are suggested (p. 50):

- The proposed use reflects the foundational goals of the Comprehensive Plan. The goals provide broad guidelines for all decisions.
- Ensure the overall density of the development is compatible with adjacent developments in terms of lot sizes, density, character, and scale.
- The proposed uses may include attached residential housing units.

- Sidewalks and walkways should be provided to connect the development to adjacent sidewalks, mass transit stops, shopping, parks, institutional or other nonresidential uses and services.
- Landscaped buffers should be provided along boundaries with residential subdivisions.
- This proposed use will provide higher density housing options for millennials and empty nesters.

The following Goals of the 2022 Anderson Plan Update are applicable goals and initiatives to consider for the proposed land use amendment:

Housing (Chapter 4)

- *4.1.2 Encourage the development of a variety of housing options, at varying price points to attract and retain a diverse population and that include open spaces, sidewalks, trails and other neighborhood scale amenities.*
- *4.1.3 Encourage the development and redevelopment of a variety of housing styles and densities in appropriate areas of the Township.*
- *4.2.1 Improve pedestrian connectivity between the Beechmont corridor and adjacent residential areas.*

Land Use and Development (Chapter 7)

- *Anderson Township will be a well-planned community with a mixture of agricultural uses, residential neighborhoods, commercial centers, and an industrial base balanced with public uses, parks, and recreational uses.*
- *7.1.5 Balance land uses in a manner consistent with the economic and aesthetic priorities identified in this plan and other associated studies.*
- *7.3.3 Incorporate residential uses within the Beechmont corridor to help provide the critical mass of population needed to support local and regional businesses in the Township.*

The parcels in question, 0.9928 acres, are under consideration for a Future Land Use Map amendment from “Single Family Residence” to “Transitional Residence”. This map amendment, once approved, would allow the applicant to apply for a Zone Change for the two parcels in question, as well as three others (500-41-212, 213 & 1481). The overall proposed development includes six 2-story townhome buildings, for a total of 36 units.

However, under consideration in this application is whether or not the land use of “Transitional Residence” should be continued to the two parcels to the north of what was previously approved in 2019.

The parcels in question will continue a transition area from the office and retail on Beechmont Avenue to the south, to single-family uses to the north. Scale of the building will be an important consideration if a zone change application is submitted. To be a true transition use, the building will need to be a “step down” from the uses on Beechmont to the south. Building placement along with extensive buffering will be necessary to minimize impacts to the homes on Cherry Lane, Woodglen Drive, and Eight Mile Road.

The current Future Land Use designation permits single family housing but does not permit attached housing. The requested land use designation is very similar, however permits attached housing. The Anderson Plan Housing Chapter encourages the development of a variety of housing options, as well as a variety of housing styles and densities in appropriate areas.

NEXT STEPS:

The Zoning Commission's decision is a recommendation to the Board of Trustees, who will hold a public hearing at their November 16, 2023 meeting. The Trustees will forward their recommendation to Hamilton County Regional Planning Commission, who could then consider such a modification at their December 7, 2023 or January 4, 2024 meeting. If the modification to the Land Use Plan is approved, the applicant could then choose to submit a zone change application.

RECOMMENDATION:

Staff recommends approval of the request for a future land use map amendment from "Single-family Residence" to "Transitional Residence," as:

1. The development of this site for "Transitional Residence" reflects the goals and initiatives of the 2022 Comprehensive Plan Update as stated previously in the staff report.
2. Continuing the "Transitional Residence" land use designation to the parcels under consideration, would allow the applicant to apply for a zone change for an attached style of housing. Attached housing would create a variety of housing options in this area of the Township, which does not currently exist along Eight Mile Road.
3. The overall density proposed for the development of 36 units is slightly less than the permitted density of the current and adjacent "C" Residence zoning. The proposed density is 7.09 units / acre and "C" residence permits 7.26 units / acre.
4. Scale of the building and buffering to adjacent single-family residences will be critical to ensure a transition from Beechmont Avenue.

